



# District 4 Advisory Board Minutes

Monday, April 4, 2022 • 6:30 p.m.

In-person and virtual Meeting

## Order of Business

The District 4 Advisory Board meeting was held at the Alford Branch Library, 3447 S Meridian, at 6:30 p.m. The meeting was also available via Zoom. Councilman Blubaugh, eight (8) DAB members, seven (7) City staff, and seven (7) guests attended.

<b><u>DAB Members Present</u></b>	<b><u>Staff Present</u></b>
Wally Bell	Rebecca Fields – Community Rep
Dalton Glasscock	CP Officer Tyler Kaus – Patrol South
Beckie Jenek	CP Officer Richard West – Patrol West
June Johnson	Battalion Chief Eck - WFD
Alex Martinez	Scott Wadle – Director of MAPD
Laura Rainwater	CP Officer H. Pham – Patrol West
Rebecca Robertson (Zoom)	Jeff Vanzandt – City Attorney (Zoom)
Ngoc Vuong	
<b><u>DAB Members Absent</u></b>	<b><u>Guests Present</u></b>
Jonathan McRoy	Robert Kaplan – Attorney at Law
Grant Delmar	J. M. Pettit
	Gary Hall
<b><u>Council Member</u></b>	Jim Kelly
Jeff Blubaugh	Karen Buchanan (Zoom)
	Sara (?)
	Casey Graves

DAB Member Laura Rainwater chaired the meeting and called the meeting to order at 6:33 p.m. Ms. Rainwater proceeded with the agenda and asked approval for the April 4, 2022 agenda. DAB Member Dalton Glasscock made a motion to approve and DAB Member Wally Bell gave a 2<sup>nd</sup>. Motion was approved 8/0. The next item was approval for the March 7, 2022 DAB 4 meeting minutes. DAB Member Dalton Glasscock motioned to approve and DAB Member Wally Bell gave a 2<sup>nd</sup>. Motion was approved 8/0.

## Oath of Office for all DAB 4 Members

Deputy City Clerk, Jamie Buster, administered the oath and had paperwork for each DAB Member who was present to sign. DAB Member Rebecca Robertson was on Zoom and took the oath, so Ms. Buster will be mailing her the paperwork. The two (2) absent board members will have to contact the City Clerk's Office in order to be sworn in for their new term.

## Staff Reports

### **WICHITA POLICE DEPARTMENT:**

Officer Tyler Kaus with Patrol South reported that larceny/thefts were down across the DAB 4 area. This could be attributed to warmer weather and vehicles not left running in the driveway. Patrol South focused on highly populated areas such as apartment complexes and reminded them to lock vehicle doors.

Burglaries were up slightly. Most of these were generated from storage units where multiple units (victims) were hit so it displayed a cluster in this region. The department recently arrested a few individuals related to these burglaries so hopefully the stats will drop for next month.

Aggravated assaults were up. While researching the cases he couldn't find a commonality between them. It mostly appeared road rage was the cause behind them. He gave an example that in one of the cases someone displayed a firearm after getting upset about their placement in a drive thru line.

Officer Richard West, Patrol South, spoke next. He stated that they continue to monitor Pawnee Prairie Park due to the number of vandalisms that have been occurring at this park. Because the park is over 400 acres, they use ATVs. Patrol West is also monitoring the motels along West Kellogg due to the drug and theft issues going on in this area. DAB Member Ngoc Vuong asked if there were cameras in the park, and Officer West replied that yes, there are some trail cameras that they move around to various areas in the park.

### **ALFORD BRANCH LIBRARY REPORT:**

Robyn Belt, Library Manager, was unable to attend the meeting, so DAB Member Dalton Glasscock read the following report.

April 2022

Alford Circulation: 5,319 items checked out

Alford Attendance: 3,765 visits

The Wichita Public Library once again partners with the K-State Research and Extension – Sedgwick County's Master Gardeners for the Spring Gardening Series. This year, the

program will be held Tuesday evenings, 6-7:30 p.m. at the Alford Branch Library, 3447 S. Meridian, and on Thursday evenings via Zoom, 6-7:30 p.m.

Programs include:

- Spring Gardening Maintenance: Clean Up, Prepare and Plant on April 5 & 7
- Compost and More Gardening Practices on April 12 & 14
- Plants That Love Our Kansas Sun on April 19 & 21
- Growing a “Fruitful” Landscape on April 26 & 28
- Container Gardening: The Basics and Beyond on May 3 & 5

Visit [www.wichitalibrary.org/gardening](http://www.wichitalibrary.org/gardening) to learn more and register.

Our monthly Tuesday Topics program on Tuesday, April 26 from noon-1 p.m. at the Advanced Learning Library will focus on homelessness in Wichita. Wichita’s annual snapshot of homelessness shows that there are more than 600 individuals who are without secure housing, living on the streets, in shelters or in temporary housing, and many of them also experience mental health issues. What is being done to address the needs of those who are experiencing homelessness? Join us to learn from a panel of speakers who are working on the front lines to find solutions for this challenge. You’ll hear from Maggie Ballard (City Council Member), Matt Lowe (United Way of the Plains) and Greer Horning (HumanKind).

Throughout the month, we will continue offering COVID-19 vaccination clinics at two of our locations. On Mondays, residents can come to the Walters Branch, 4195 E. Harry St., from 3-7 p.m. On Tuesdays, residents can come to the Alford Branch, 3447 S. Meridian, from 12-4 p.m. This is in partnership with the Sedgwick County Health Department. The clinic provides no-cost Johnson and Johnson for ages 18 and older and Pfizer for ages 5 and older.

All Wichita Public Library locations will be closed this month on Sunday, April 17.

## **WICHITA FIRE DEPARTMENT:**

WFD Chief Eck attend the meeting in person, and Chair Rainwater asked that we hear from him at this time.

Chief Eck reported that District 4 in February had a total of 663 total alarms, and 38 were for fires, stating that there were several with significant losses. There was a vacant structure near 55<sup>th</sup> & Seneca that was a total loss, and the fire at 2206 W MacArthur was under investigation. He said there was another fire caused due to improper disposal of charcoal from an outside grill that did significant damage to a deck and roof, but the fire department was able to put it out before it spread into the home.

Chief Eck reported that a new training academy was in progress and they continue to recruit new hires. He also stated that all the fire hydrants in the city are being tested, so if you see water gushing out of a fire hydrant that it usually lasts several minutes during the test period. Also, due to high winds and dry conditions, the entire City of Wichita had over \$900K in damages during March.

During the month of April there is a burn ban, and Chair Rainwater asked if this included chimineas. Chief Eck replied he thought it did but will need to check for certain.

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## Public Agenda

### Scheduled Items

NONE

### Off-Agenda Items

There were no comments from the public.

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## New Business - none

## Old Business –

The District 4 Advisory Board was asked to reconsider this case that was denied approval at the March 7, 2022 DAB 4 meeting in order to give the property representatives an opportunity to speak.

### **ZON2021-00008:**

On April 4, 2022, Scott Wadle, Director of the Metropolitan Area Planning Department (MAPD) presented the case and reminded the DAB members that the applicant is requesting a zone change from SF-5 Single-Family Residential to MH Manufactured Housing in order to bring an existing manufactured home park (16315 W US54 Hwy) into compliance with the Unified Zoning Code. The applicant desires to place additional manufactured homes on existing, vacant pads and is required to bring the site into compliance in order to do so. The existing manufacture home park currently has three manufactured homes in addition to a community center building. The applicant's site plan shows there are 19 total pads for manufactured homes, which would allow for the placement of 16 additional homes.

The site is approximately nine acres, which would permit up to 72 dwelling units if all other development and parking standards are met. The current development is contained within the north half of the property while the south half remains undeveloped. Access to the site is from the West Kellogg onto a private drive providing circulation throughout the site. Mr. Longnecker pointed out that this property has Sedgwick County properties to the east, south, and west of the site, with a portion along the west side that is in Wichita zoned GC.

Mr. Wadle stated that one of the owners of the property, Jon Pettit was here in person this month due to having audio issues via Zoom at the former DAB meeting, and was being represented by his attorney, Robert Kaplan.

Mr. Kaplan then spoke and stated that the owner, the property manager, and one of the residents of Regency Park was with him and would want to speak. Mr. Kaplan stated that he was here to make a case for the RV park that would be for temporary housing for those who came to Wichita in order to work on a specific job that entails only 3 to 6 months of on-site employment. Mr. Kaplan reminded the board members that this is a property issue and that any former actions that took place on the property had no bearing on this case.

Mr. Jon Pettit spoke next stating that he was from Colorado and took over the Vice President's role about 3 years ago. The property fell on hard times, so a new property manager was hired. About 18 months ago the company invested money in the infrastructure of the property (roads, sewer, and water) and cleaned up the swimming pool and gazebo. The company was bringing in new inventory, and that the upper north part of the property would be for 17 units on concrete pads. He believes that this land would fill the need in Wichita for affordable housing. They would first implement a total of 20–25 lots, and then add more.

DAB Member Laura Rainwater asked Mr. Pettit why the property had not been maintained all these years.

Mr. Pettit replied that it was probably an oversight.

DAB Member Dalton Glasscock asked Mr. Pettit to explain more about the infrastructure on the property.

Mr. Pettit replied that there is a pool, a gazebo, that they have repaired water/sewer lines, and they were preparing bus stops for school children.

Mr. Glasscock then asked if the company was prepared to spend money for needed repairs and upkeep, and Mr. Pettit replied yes, they were. Mr. Pettit went on to explain that the property had been annexed into the City even though the owners had not asked for annexation.

Mr. Wadle said that a protective overlay could be put into effect on this property that would ensure safeguards.

DAB Member Laura Rainwater stated that the property has been in disrepair for over 25 years and due to that is having a difficult time trusting them to keep the property maintained.

DAB Member Dalton Glasscock asked Mr. Pettit how many properties does the company own? Mr. Pettit replied 30 plus properties across the country.

DAB Member Dalton Glasscock asked Mr. Wadle if there was a probation period for re-applying should the DAB and City Council deny this application. Mr. Wadle stated that they could reapply after 6 months.

DAB Member Rebecca Robertson asked how much control does the property manager have in keeping the property maintained.  
Mr. Pettit replied that they have rules and regulations in place and if the tenants are in violation the manager can start an eviction process.

The property manager, Casey Graves, has been a resident on the property for 13 years and has been the manager for the past 3 years. She states that there have been several improvements made in the past few years.

Sarah, a resident who has lived in the Regency Park portion of the property for the past 7 years verified that there have been some improvements.

DAB Member Dalton Glasscock still has concerns, stating that 25 years of bad history are hard to overlook, and is more apt to approve the application should the improvements continue in the next 6 – 12 months.

DAB Member Wally Bell stated that he moved to the Wichita area in 1971. His wife was wanting to move to the Goddard area, but when she saw this mobile home park, she changed her mind due to it being in the Goddard district. Mr. Bell stated that after 50 years it still looks bad.

DAB Member Beckie Jenek said that she grew up in a manufactured home so she has a soft spot for mobile home parks. She said that for the future she would like to see a protective overlay in place. Basically, she would like for them to continue to invest in the property to bring it up to acceptable standards.

**DAB Member Dalton Glasscock made a motion to deny approval, and DAB Member Wally Bell gave a 2<sup>nd</sup> motion. The motion carried 6/2.**

Mr. Pettit told the board that he would be at the property the next morning if any of the board members would like to see the improvements made thus far.

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## Board Agenda

Councilman Blubaugh stated that Pawnee Prairie Park feels much safer with added police presence in the park, and that vandalism has decreased.

Chair Laura Rainwater mentioned that DAB Member Grant Delmar had open-heart surgery this afternoon and that we wish him the best.

DAB Member Wally Bell asked how he could speak on the public agenda in the City Council meeting. Staff Rebecca Fields told Mr. Bell that she would send him the information to contact the City Clerk who schedules the public agenda.

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## Adjournment

Chair Rainwater asked for a motion to adjourn. DAB Member Rebecca Robertson made a motion to adjourn and DAB Member Wally Bell gave the 2<sup>nd</sup> motion. Motion was approved 8/0. The meeting adjourned at 8:05 pm.

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The next DAB 4 meeting will be held in person at the Alford Branch Library and via Zoom, May 2, 2022 at 6:30 pm.